

**Colin Haigh  
Head of Planning**

Reply To: address as below  
Direct Tel: 01707357000  
Email: [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk)

Mr G D'Urso  
Unit 3 Haslemere Estate  
Charlton Mead Lane  
Hoddesdon  
EN11 0DJ

29 January 2019

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr D'Urso,

**Application Reference:** 6/2018/3084/COND

**Proposed development at:** 17 Kingsmead Cuffley Potters Bar EN6 4AN

**Proposal:** Submission of details pursuant to condition 3 (area for parking, storage and delivery of materials associated with construction), 4 (tree protection plan and arboricultural method statement), 5 (hard and soft landscaping) and 7 (samples of materials for construction of external surfaces) on planning permission 6/2016/0291/FULL

Thank you for your application requesting approval of the above details reserved by condition.

**Condition 3: Area for parking, storage and delivery of materials associated with construction**

The details of parking, storage and delivery of materials are acceptable in accordance with the site extract plan received 17/12/2018.

**Condition 4: Tree protection plan and arboricultural method statement**

The tree protection plan and arboricultural method statement are acceptable in accordance with the method statement submitted 14/12/2018 and the proposed landscaping plan (3014-18A2-04 Rev A) received 28/01/2019.

## **Condition 5: Hard and soft landscaping**

Condition 5 requires the following:

*Notwithstanding any details on the approved plans, no development other than site clearance and preparatory work shall take place until further full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The landscaping details to be submitted shall include:-*

- a. Means of enclosure and boundary treatments;*
- b. Existing and proposed finished levels and finished floor levels of the dwelling;*
- c. Planting plans, including specifications of species, sizes, planting centres, number and percentage mix;*
- d. Details for all hard surfacing;*
- e. Details of retained trees identified under condition 4, and;*
- f. A landscape maintenance plan demonstrating how any dead or damaged vegetation will be replaced over a five year period.*

The following information has been provided:

- PL 02 received 04/12/2018
- 3014-18A1-01 and 3014-18A1-02, received 17/12/2018
- 3014-18A2-04 Rev A, received 28/01/2019

The information submitted does not address all of the requirements of condition 5. Whilst details of proposed levels have been provided, there are no details of existing levels for comparison (point b); details of retained trees have not been identified (point e); and a landscape maintenance plan has not been submitted (point f).

Whilst insufficient information has been provided to discharge condition 5 in full, based on the details provided, I can confirm that the information submitted in respect of points a, c and d are acceptable.

Please note that a further application will be required to discharge condition 5 in full.

## **Condition 7: Samples of materials for construction of external surfaces**

The proposed materials for construction of external surfaces are acceptable in accordance with drawing 3014-18A2-03, dated 17/12/2018.

## **Conclusion**

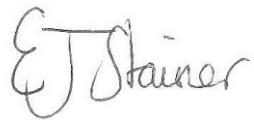
Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of conditions 3, 4 and 7. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Prior to the commencement of any above ground development, further information is required in respect of condition 5 (b), (e) & (f).

Please also have regard to the requirements of conditions 1, 2, 6, 8 and 9.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me on the above number and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E.J. Stainer'. The signature is written in a cursive style with a large initial 'E' and 'J'.

Ms Emily Stainer  
Development Management Officer